

**GRESHAM REDEVELOPMENT COMMISSION ADVISORY COMMITTEE
OCTOBER 13, 2010 MEETING MINUTES**

MEETING LOCATION

Gresham City Hall, Oregon Trail Conference Room
1333 NW Eastman Parkway, Gresham, OR

COMMITTEE PRESENT: Richard Anderson Mike Miller
John Bildsoe Cathy Olsen-Dennis
Jean DeMaster, Chair

COMMITTEE ABSENT: Sanford Jones Roseanne Zales
Lori Stegmann, Vice Chair

COMMISSION
LIAISON PRESENT: John Fuhrer (Absent)

STAFF PRESENT: Alice Rouyer, GRDC Executive Director
Michelle Kimble, City Planner
Kelly Niemeyer, City Planner
Marlene Myers, Recording Secretary

GUESTS PRESENT: Sergeant Marvin Madtson, Gresham Police Department
Donn Maier, Executive Director Portland Lutheran School

A. Call to Order

Chair Jean DeMaster called the meeting to order at 7:10 p.m.

1. Announcements

Chair DeMaster announced that several members were absent. She asked those present to introduce themselves.

2. Public Comment

No one wished to address the Committee.

3. MEETING MINUTES: MAY 12, JUNE 9, AND SEPTEMBER 8, 2010

Motion was made by Richard Anderson and seconded by John Bildsoe **TO APPROVE THE MINUTES OF MAY 12, 2010.**

The motion passed as follows:

ANDERSON	YES	MILLER	YES
BILDSON	YES	OLSEN-DENNIS	YES
DEMASTER	YES	STEGMANN	ABSENT
JONES	ABSENT	ZALES	ABSENT

Motion was made by Richard Anderson and seconded by Cathy Olsen-Dennis **TO APPROVE THE MINUTES OF JUNE 9, 2010.**

The motion passed as follows:

ANDERSON	YES	MILLER	YES
BILDSOE	YES	OLSEN-DENNIS	YES
DEMASTER	YES	STEGMANN	ABSENT
JONES	ABSENT	ZALES	ABSENT

Motion was made by Richard Anderson and seconded by Cathy Olsen-Dennis **TO APPROVE THE MINUTES OF SEPTEMBER 08, 2010.**

The motion passed as follows:

ANDERSON	YES	MILLER	YES
BILDSOE	ABSTAIN	OLSEN-DENNIS	YES
DEMASTER	YES	STEGMANN	ABSENT
JONES	ABSENT	ZALES	ABSENT

4. Rosewood Initiative

Sergeant Marvin Madtson, Gresham Police Department, presented a report on the Rosewood Initiative (PowerPoint presentation attached as Exhibit A).

COMMENTS / QUESTIONS

The GRDC Advisory Committee general comments on the Rosewood Initiative were positive. Questions and specific comments are as follows:

The Multnomah County Community Health Promotion and Partnership/Community Capacitation Center, Program Director, Noel Wiggins, provide classes for the teen population and police. They look at how to communicate so there is respect and it eliminates any threat. I would like to align Gresham with the organization so perhaps you could work together.

(Ms. Olsen-Dennis)

- **Officer Madtson** stated he would like the contact information so they could work at coordinating their efforts.

The area that you are identifying, 152nd to 165th from Alder to Stark, about sixty percent is located in the Urban Renewal area and forty percent Portland. (Chair DeMaster)

- **Officer Madtson** confirmed. Some of the properties along 162nd are in need of improvement, and I would like to see them improved through the Apartment Rehabilitation Grant Program. Any improvement in that area will improve the overall area.

The Neighborhood Association has been following the Rosewood Initiative closely and appreciates the improvements made in the area. We are encouraged by the discussions with the apartment owners. We are curious about the percentage of crimes committed by people who live in the area verses those who live out of the area. (Mr. Bildsoe)

- **Officer Madtson** indicated that it is roughly 50-50. The assumption was that non-residents would be higher but it is not. We have made some of our biggest inroads with the apartment managers and property owners. Effective and engaged property management is key.

Are you collecting specific data on whether people are taking the opportunity to become healthier citizens rather than just moving the crime to a different location? (Ms. Olsen-Dennis)

- **Officer Madtson** explained that they are trying to come up with effective ways to measure the outcomes. Now, it comes through tracking contacts as they move from one location to another. For example, one Portland Police contact grew tired of being evicted because of her associations with gangs in another area of Portland. She took the opportunity to remove herself from the environment when she moved here.
- **Ms. Olsen-Dennis** commented that having the contact and running into the same face might have been helpful because there was a relationship. She believes that relationship is critical and helps to stabilize neighborhoods. The Community Capacitation Center is working very hard at building trust and teaching teens how to communicate with people of authority.

Does your \$1,000,000 block calculation include the costs of services? Cathy brought up some good points about the kinds of services that are positive and that can really help people that are maybe creating the problems. (Mr. Bildsoe)

- **Officer Madtson** said the cost calculations centered on "What is the cost of crime in general to communities and tax payers as a whole." It did not take into consideration the cost to property owners.

Are tools, such as the Portland Drug House ordinance, needed to help the Gresham police do their jobs? (Mr. Anderson)

- **Officer Madtson** indicated that the City of Gresham has a tool in the 'chronic nuisance ordinance' to which they just recommended some amendments. It will go before the City Council in December 2010. If approved, we will have a very effective crime nuisance ordinance. I think we have the tools in Gresham to do this. It just does not happen overnight, it took many years for the problems to occur and it will not repair itself overnight.

5. Public Safety Facility – Review of September 17, 2010 GRDC Presentation

Alice Rouyer, GRDC Executive Director, presented a review of the Public Safety Facility Presentation given to the GRDC at the September 17, 2010 meeting. (PowerPoint presentation attached as Exhibit B).

COMMENTS / QUESTIONS

Regarding a profit center training facility – what about financing construction of it? Has any approached that subject with other agencies? (Mr. Bildsoe)

- **Ms. Rouyer** said that the subject had yet to be discussed.

A series of bold moves have transpired in Rockwood since 1995. A construction limitation ban allowed the City to evaluate some of the problems such as seventy-five percent of multi-family housing in one area, establishment of the Redevelopment Agency, and acquiring the Fred Meyer site. I think that the Gresham Redevelopment Commission had an opportunity to make another bold move and took their eye off the ball. The City says that all commercial property has to go in three areas, Gresham Station, the PGE site, and Rockwood. Businesses will not move to Rockwood now the way security is and that tells them to move to Fairview,

Wood Village or Troutdale. I do not think the chosen alternative will solve the problem. Rockwood will look the same with a few pretty streets and that is about it. (Mr. Anderson)

- **Ms. Rouyer** asked which alternative Mr. Anderson preferred.
- **Mr. Anderson** believes that we should move the entire headquarters. We have been hearing for ten or fifteen years that the police station is not safe. Well if it is not safe, then it needs to move and if 80 percent of your work is in Rockwood, then that is where you ought to be.
- **Chair DeMaster** asked if that was the catalyst, we want versus the catalyst for building some kind of incentive for Macy's or Costco or someone else to come.
- **Mr. Anderson** felt that they would not come now the way it looks. He pointed out that they want security and Rockwood is currently a tough looking neighborhood. Why would they build there? How do we get them to come here?
- **Chair DeMaster** asked if he was suggesting that the change of the police station would be the catalyst for businesses to move to Rockwood.
- **Mr. Anderson** felt that it would show a real commitment to cleaning up the perceived problems in the Rockwood area. Security is a perception but perceptions can be reality. Other large areas such as Seattle's Pike Place Market and Denver's downtown area are examples of the difference a police presence can make. It shows a sense of ownership by the 'powers that be'.

Police Chief Junginger is willing to commit to placing specialty units based on Concept #2. In the present economy, the GRDC wants to have an option that the Urban Renewal Area can afford and would not require additional dollars that maybe the voters would not approve at this time. The GRDC encouraged us to think creatively about how we could staff that and have the desired police presence that, I believe would include detectives, East Metro Gang Enforcement Team, and the enforcement unit, which is Madtson's unit. (Ms. Rouyer)

- **Chair DeMaster** stated that even in the current Rockwood office where no one is permanently scheduled, there are about five officers that rotate through there. It means that ten times a day police cars are coming in and out and it is very much a deterrent to crime. Even with Concept #2, if we just had police presence there and police cars driving back and forth, it is going to create that safer feeling that you are talking about.
- **Mr. Anderson** suggested that if we go with Concept #2 we buy enough land so that when the City is ready to build a new Police Station we can be prepared instead of starting all over again.
- **Ms. Rouyer** indicated that the new courthouse facility does not plan for a police or sheriff presence.
- **Chair DeMaster** stated that the more development, such as the courthouse, bring people and activity to Rockwood and it makes it safer.
- **Mr. Bildsoe** asked if the intention in 2003 Rockwood – West Gresham Renewal Plan was to build a public safety facility in Rockwood.
- **Mr. Anderson** stated that a precinct was the idea at the time.
- **Ms. Olsen-Dennis** stated that she believed that the Justice Center and the precinct were a combined concept.
- **Chair DeMaster** said that originally, the sheriff's office/police department would be part of the East County Justice Center; however, there was no operating budget for it.
- **Mr. Bildsoe** stated that if at the time this came forward, everyone thought they were voting on a possible *precinct* in Rockwood, perhaps that is the direction in which we need to move. But, if people were voting and thinking this would be a great time and a great chance to help fund a new *police station*, should we be looking again at a new police station? We are working through a cycle of a 20-year period and there is \$90M to spend in debt financing but what chance is there to use that funding if there is no viable way to spend it? This might be a viable project.

- **Ms. Rouyer** stated that she was not here at that time but it was her understanding that a precinct was at the center of those conversations in 2003 and she did not believe that police headquarters was part of that conversation.
- **Mr. Anderson** said that her understanding is accurate.
- **Ms. Rouyer** went on to say that as far as Tax Increment revenue, \$92M is the maximum indebtedness as part of our approved plan. We will not probably realize \$92M in revenue to borrow against in this 20-year period. We presented a \$67M model to the GRDCAC last spring. We will do what we can in the next five years to bring that trend up a bit. We need to leverage our funds to benefit the industrial area and the Rockwood Town Center and make wise choices with how we use our funds. Safety is a big part of that.

Mr. Miller, is there a sense, from the business perspective, whether you would want the precinct or the police station? In terms of the business community, what are people saying. (Chair DeMaster)

- **Mr. Miller** indicated that it revolves around safety and being able to operate without the fear of vandalism and those types of things really are a large part of the decision on why you would locate some place. I am not sure if you need the headquarters in Rockwood to make businesses feel safe but an active community office where there is plenty of activity going on, officers around, would certainly make a huge difference.

Are there any comments on the location criteria that we offered? Do they sound reasonable? (Ms. Rouyer)

- **Chair DeMaster** said she understood the need for secure vehicle storage but thought perhaps the land was too valuable to be using for vehicle storage. She asked if there were sites further out that could accommodate vehicle storage.
- **Ms. Rouyer** indicated that there are several sites within one-half or one-quarter of a mile that could accommodate vehicle storage. It becomes a land-use code constraint because the Rockwood Town Center zone does not necessarily support all that parking. That would be a good question to address moving forward.

Are there other thoughts about the facility criteria? Do you want it in a half-mile radius? Do you think that is an important issue? (Chair DeMaster)

- **The Advisory Committee** agreed that they all want that increased presence.
- **Mr. Anderson** felt that those criteria worked with any of the alternatives.
- **Mr. Bildsoe** indicated he was in agreement with the location. However, if another piece of property became available, one with the right price and dimensions, it might be worth considering even if it were outside of the half-mile radius.
- **Mr. Miller** thought that it should still be located in the predominantly commercial area. He felt that having it outside the commercial radius would not have the desired effect.

Is there a particular square footage or acreage that is under consideration? (Mr. Bildsoe)

- **Ms. Rouyer** stated that under Concept #2, a 10,000SF or 15,000SF building could be accommodated with a 40,000SF lot, which would include room for vehicle storage.
- **Ms. Rouyer** announced that as we move into this phase, we would be looking at sites. Much of the property negotiations will occur in GRDC Executive Session. Once those negotiations are complete, I will share the information with you.

If the police move with Concept #2 or Concept #3 into a separate facility, is there a possibility that the Fire Department will take over where the police are now? Currently, is Fire overcrowded? Is there a possibility that the building could be sold? (Chair DeMaster)

- **Ms. Rouyer** said that she was not sure of the complete status of the property. She stated that the Gresham-Barlow School District has an interest in that building and the Fire Department is located there as well. She explained that the facility is tight, but if we moved some police units to Rockwood, it would free up space for Fire.

What is the break-even point where we really need a precinct? You mentioned something about sometime in the future the City would go to a precinct idea. When is it necessary to have a precinct? (Mr. Bildsoe)

- **Ms. Rouyer** said that she had not heard a direct answer regarding that. We should bring that before Chief Junginger. However, she did hear that the logic is when you have ten officers on the street and you have five in another location it does not make much sense. He did say that if he had twenty officers, it might make sense to have ten in one area and ten in another. He did not really give a direct answer, but with a City of 100,000 and the way we are currently structured, it does not make sense at this time.
- **Ms. Olsen-Dennis** asked if there were only ten officers on patrol during a shift plus the other special units.
- **Ms. Rouyer** confirmed that number. The Chief is interested in the patrol officers in an environment at the headquarters where they can collaborate and communicate with one another, but maybe get some specialty units located and housed in Rockwood. In the future, maybe we do have a traditional precinct located there.

Can someone from the Police Department come back to the Advisory Committee and make a presentation? Who will be housed at this facility? (Mr. Bildsoe)

- **Ms. Rouyer** said that she could have someone present to the Advisory Committee.

6. 2010 GRDC Work Plan Year-End Report

Alice Rouyer, Executive Director, presented the 2010 GRDC Work Plan Year-End Report. (PowerPoint presentation attached as Exhibit C).

7. 2011 GRDC Work Plan

Alice Rouyer, Executive Director, presented the "Draft" 2011 GRDC Work Plan (Handout attached as Exhibit D).

COMMENTS/QUESTIONS

Did you say the MTIP Grant requires a grant match of ten percent? You said a regional grant, but is that not a Federal Grant? (Mr. Bildsoe)

- **Ms. Rouyer** said that there would be a ten to fifteen percent match required. Policies are beginning to change at the Federal level, but that is what the past commitments have been. This is a federal grant but everyone competes regionally through Metro. I think we compete well because this is an employment area and jobs are important here.

Are the wetlands in Rockwood? Could you nail the wetlands information down and get that information to us? (Mr. Bildsoe)

- **Ms. Rouyer** said that the wetlands are located near 223rd and Glisan. They are in the Clear Creek Business Park area. All this work is happening in-house and we will come back to you in the next several months to review it again.

Regarding 181st Avenue Concept Planning, I am trying to visualize what you want to do with Yamhill and Glisan. Are you just expanding 181st to create a boulevard? (Ms. Olsen-Dennis)

- **Ms. Rouyer** explained that it would be similar to the work on Stark, which includes wide sidewalks, street trees, enhanced streetlights, creating a more attractive and safer environment. The plan calls for the creation of medians and additional pedestrian crosswalks. It is quite an undertaking, and we would need grant money to complete the project.

Will it require the purchase of private land to expand the width of that avenue or can it all be contained within the existing city land? (Mr. Bildsoe)

- **Ms. Rouyer** said that the 181st Avenue Concept Planning will help answer that question. The process will give us an idea of cost and indicate whether the project is feasible.
- **Mr. Anderson** suggested that we pursue the possibility of easements for the wider sidewalks.

Would it be possible to bring the Draft GRDC 2011 Work Plan back to the Advisory Committee? It would give the wider Committee an opportunity to review it. (Chair DeMaster)

- **Ms. Rouyer** stated that she had an end of the month deadline to deliver the draft to the City Manager. She said that she would bring the Draft GRDC 2011 Work Plan back to the GRDC Advisory Committee next month.

10. Good of the Order

Chair DeMaster presented a letter from Lori Stegmann, who is absent, to Ms. Rouyer, Executive Director, regarding the Rockwood Business Coalition's wish to have a Multi-Cultural Winter Celebration. (Letter of Request attached as Exhibit E).

Ms. Stegmann is asking us to endorse the Multi-Cultural Winter Celebration as a GRDC Advisory Committee project. (Chair DeMaster)

- **Mr. Bildsoe** said that Cinco de Mayo went off very well and that shows a good record of accomplishment. He also believes that Rockwood Business Coalition received a grant and the cash is available for this event and thoroughly endorses this event.
- **Mr. Miller** thought that anything that we can do to support community we should endorse.

Motion was made by Richard Anderson and seconded by Mike Miller to **endorse the Multi-Cultural Winter Celebration scheduled for Saturday, December 11, 2010, which is consistent with the 2003 Renewal Plan and the 2011 Catalyst Site Temporary Use Policy, as a project of the GRDC Advisory Committee.**

The motion passed as follows:

ANDERSON	YES	MILLER	YES
BILDSOE	YES	OLSEN-DENNIS	YES
DEMASTER	YES	STEGMANN	ABSENT
JONES	ABSENT	ZALES	ABSENT

Michelle Kimble, City Planner, reported that last month both Urban Renewal staff and students from the Portland Lutheran School repainted Plaza Del Sol. TriMet donated six garbage cans, and Portland Lutheran School students will present their decoration proposals to staff. At least one decorated can will be placed in Plaza Del Sol, Portland Lutheran School we keep several, and the remaining cans will be placed in other areas in Rockwood.

Where are we with the art project? (Mr. Bildsoe)

- **Ms. Rouyer** announced that installation would begin shortly after the Multi-Cultural Winter Celebration. Installation will occur for several nights, and each morning you will see dramatic pieces appear. We would like to get the word out in November about what to expect with the new structure. The electrical installation will occur in January or February so we will have the big event when we open the station in February or March.

Donn Maier, Executive Director Portland Lutheran School, told the Advisory Committee that PLS is kind of an odd duck in Rockwood being a nonprofit that takes up about 14 acres. The Board has been deliberate about saying that we want to be a part of the neighborhood. Unfortunately, one thing that is true about PLS is that the majority of our students are from out of the area. We are a Gresham school and seventy-five to eighty percent come from outside Gresham. Not many of our students come from Rockwood, so not many walk to school. We know that there are some financial limitations, and we are working hard to knock those down. We are trying to become a neighborhood school participating in various projects in the area. Mr. Maier appreciates the work this group has done in the area. It is a busy school, and we need to be in a place that people like to come to and feel safe.

- **Ms. Olsen-Dennis** explained that each spring PLS opens their doors to Compassion Rockwood, which provides basic health care and social service networking. They serve the community with vision, chiropractic, medical, and dental care. It is a great way to open the door and bring the community together, it is a great collaborative effort.

B. Adjournment of meeting

Chair DeMaster adjourned the meeting at 9:05 p.m.